

# City of Wildomar

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044  
 (916) 445-0613 state.clearinghouse@opr.ca.gov

SCH # _____
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<b>PROJECT TITLE</b> Oak Springs Ranch Phase II Project (PA 20-0044)	
LEAD AGENCY City of Wildomar	CONTACT PERSON Matthew C. Bassi, Planning Director
STREET ADDRESS 23873 Clinton Keith Road, Suite 201	
CITY Wildomar	PHONE 951/677-7751, ext. 213
ZIP CODE 92595	COUNTY Riverside

### PROJECT LOCATION

COUNTY Riverside	CITY/NEAREST COMMUNITY City of Wildomar		
CROSS STREETS Southwest corner of inland Valley Drive and Clinton Keith Road	ZIP CODE N/A	TOTAL ACRES 12.98	
ASSESSOR'S PARCEL NUMBER 380-250-038	SECTION N/A	TOWNSHIP N/A	RANGE N/A
WITHIN 2 MILES:			
STATE HIGHWAY NUMBER I-15	AIRPORTS N/A	SCHOOLS Grace Christian School Cornerstone Christian School Elsinore High School California Lutheran High School Wildomar Elementary School Donald Graham Elementary School Ronald Reagan Elementary School Ortega High School David Brown Middle School	
RAILWAYS None	WATERWAYS None		

### DOCUMENT TYPE

<b>CEQA</b>	<input checked="" type="checkbox"/> NOP <input type="checkbox"/> Early Cons <input type="checkbox"/> MND/IS <input type="checkbox"/> Draft EIR	<input checked="" type="checkbox"/> Supplement/Subsequent EIR <input type="checkbox"/> Other	<b>NEPA</b>	<input type="checkbox"/> NOI <input type="checkbox"/> EA <input type="checkbox"/> Draft EIS <input type="checkbox"/> FONSI	<b>OTHER</b>	<input type="checkbox"/> Joint Document <input type="checkbox"/> Final Document <input type="checkbox"/> Other _____
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### LOCAL ACTION TYPE

<input type="checkbox"/> General Plan Update	<input checked="" type="checkbox"/> Specific Plan Amendment	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other Plot Plan

### DEVELOPMENT TYPE

<input checked="" type="checkbox"/> Residential	Units <u>288</u>	Acres _____	<input type="checkbox"/> Transportation	Type _____	
<input type="checkbox"/> Office	Sq. ft. _____	Acres _____	<input type="checkbox"/> Mining	Mineral _____	
<input type="checkbox"/> Shopping/Commercial	Sq. ft. _____	Acres _____	Employees _____	<input type="checkbox"/> Waste Treatment	Type _____
<input type="checkbox"/> Industrial	Sq. ft. _____	Acres _____	Employees _____	<input type="checkbox"/> Hazardous Waste	Type _____
<input type="checkbox"/> Educational	Sq. ft. _____			<input type="checkbox"/> Water Facilities	Type _____ MGD _____
<input type="checkbox"/> Other	Sq. ft. _____			<input type="checkbox"/> Power	Type _____ Watts _____
<input type="checkbox"/> Recreational	Sq. ft. _____				

### FUNDING

Federal \$ _____	State \$ _____	Total \$ _____
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### PROJECT ISSUES DISCUSSED IN DOCUMENT

<input type="checkbox"/> Aesthetic/Visual	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Supply
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Geological/Seismic	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Wildlife
<input checked="" type="checkbox"/> Archaeological/Historical	<input type="checkbox"/> Minerals	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Growth Inducing
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Vegetation	<input type="checkbox"/> Other _____
<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Water Quality	

**PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION:** Land Use: MHDR; Zoning: SP Zone.

The Modified Project would develop a multi-family community containing approximately 288 units in nine buildings and one amenity building located on a currently vacant 12.89-acre site instead of 103 single-family dwelling units. While a single proposal for processing by the City, the Modified Project requires four (4) distinct development actions described as follows: 1) CEQA/Supplemental EIR (SEIR): In accordance with Section 15163 of the California Environmental Quality Act (CEQA), the Planning Department will act as the Lead Agency and has determined that the revised project will require preparation and certification of a Supplemental EIR (SEIR) to the original EIR No. 478 certified by the Riverside County Board of Supervisors on November 20, 2007; 2) General Plan Amendment – In accordance with Section 17.08.040 of the Wildomar Municipal Code, the proposed project requires approval of a general plan amendment to change the existing land use designation from Medium High Density Residential (MHDR, 5-8 units/acre) to Highest Density Residential (HHDR, 20+ units/acre) for the project site to accommodate the 288-unit apartment community at a density of 22.3 units/acre for the 12.89-acre site located on the west side of Inland Valley Drive about 550 feet south of Clinton Keith Road (APN: 380-250-038); 3) Oak Springs Ranch Specific Plan Amendment – In accordance with Section 17.08.080 of the Wildomar Municipal Code, the proposed project requires approval of a specific plan amendment to amend Section 3.2 (Planning Area 2) of the Oak Springs Ranch Specific Plan to replace the detached single family residential development (TTM No. 31736) with the proposed 288-unit apartment community with related on-site and off-site improvements and amenities; 4) Plot Plan – In accordance with Section 17.216 of the

Wildomar Municipal Code, the proposed project requires approval of a plot plan to develop the proposed 288-unit apartment community on the 12.68 acre parcel (APN: 380-250-038) with related on-site and off-site improvements and amenities.

**REVIEWING AGENCIES CHECKLIST**


- Resources Agency
  - Boating & Waterways
  - Coastal Conservancy
  - Colorado River Board
  - Conservation
  - Fish and Wildlife
  - Forestry & Fire Protection
  - Office of Historic Preservation
  - Parks and Recreation
  - Reclamation Board
  - San Francisco Bay Conservation & Development Commission
  - Water Resources
- Business, Transportation & Housing**
- Aeronautics
  - California Highway Patrol
  - CALTRANS District # 8
  - Department of Transportation Planning (headquarters)
  - Housing & Community Development
  - Food & Agriculture Health & Welfare
  - Health Services \_\_\_\_\_

- State & Consumer Services**
- General Services
- Environmental Protection Agency**
- Air Resources Board
  - California Department of Resources Recycling and Recovery (CalRecycle)
  - SWRCB: Clean Water Grants
  - SWRCB: Delta Unit
  - SWRCB: Water Quality
  - SWRCB: Water Rights
  - Regional WQCB # 8
  - Regional WQCB # 9 (San Diego Region)
- Youth & Adult Corrections**
- Corrections
- Independent Commissions & Offices**
- Energy Commission
  - Native American Heritage Commission
  - Public Utilities Commission
  - Santa Monica Mountains Conservancy
  - State Lands Commission
  - Tahoe Regional Planning Agency

**PUBLIC REVIEW PERIOD**

**Starting Date: Tuesday, December 22, 2020**

**Ending Date: Wednesday, January 20, 2021**

Signature   
Matthew C. Bassi, Planning Director  
City of Wildomar Planning Department

**Date Tuesday, December 22, 2020**

<p><b>Consultant:</b> Consulting Firm: <u>PlaceWorks</u> Address: <u>3 MacArthur Place, Suite 1100</u> City/State/Zip: <u>Santa Ana, CA 92707</u> Contact: <u>Mark Teague</u> Phone: <u>(714.966.9200)</u></p>
<p><b>Lead Agency:</b> Matthew C. Bassi, Planning Director City of Wildomar 23837 Clinton Keith Road, Suite 201 Wildomar, CA 92595 Phone: (951) 677-7751</p>

<p><b>For SCH Use Only:</b></p> <p>Date Received at SCH _____</p> <p>Date Review Starts _____</p> <p>Date to Agencies _____</p> <p>Date to SCH _____</p> <p><b>Clearance Date</b></p> <p>Notes:</p>
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